

J. J. Montgomery Adm.
 Decd
 S. G. Ruby

420

To all to whom these presents shall come;
 I, J. J. Montgomery of the County of St. Louis and State of Missouri Administrator of the Estate of James Spencer late of St. Louis Co. Missouri deceased, intestate, send greeting;
 Whereas, the personal estate of said deceased was found inadequate to satisfy the charges against ^{the} said Estate and application having been made for license to sell so much of the Real Estate as would be sufficient therefor, after a full statement of all the claims against said Estate, and a full account of the disposition of the personal Estate had been rendered; and whereas, by an order of the County Judge of the said County of Madison State of Iowa made at a Court Court held at Winterset in said County of Madison, State of Iowa, on the 6th day of March A.D. 1865, I the said Administrator was licensed and empowered to sell and convey the Real Estate of the said James Spencer hereinafter described; and whereas I have caused the said Real Estate to be appraised and the appraisement duly filed according to law, all of which will more fully appear, reference being had to the Records of said Court, and whereas, I the said Administrator having complied in all respects with the law in such cases required and with the order and direction of the said Madison County Court, did on the 27th day of November A.D. 1866, pursuant to the license aforesaid, sell by private sale the Real Estate hereinafter described, to S. G. Ruby of the County of Madison and State of Iowa for the sum of One hundred and Seventy dollars, that being the highest offered price therefor, and the appraised value thereof. Now therefore, know ye that I the said J. J. Montgomery Administrator by virtue of the power and authority in me vested, as aforesaid, and in consideration of the sum of One hundred & Seventy dollars the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said S. G. Ruby his heirs and assigns, all that certain tract or parcel of Real Estate, situated in the County of Madison and State of Iowa, described as follows, to-wit; The North West quarter of the South East quarter and also the South West quarter of the North East quarter, all in Section N^o Twenty nine (29) Township Seventy seven (77) Range Twenty eight (28), To have and to hold, the above granted premises, with all the appurtenances thereto belonging, to the said S. G. Ruby his heirs and assigns forever, - And I the said J. J. Montgomery do hereby covenant with the said S. G. Ruby his heirs and assigns, that in conducting said sale, I have complied with all the requirements of the law and of the said Madison County Court. In witness whereof, I have hereunto set my hand and seal this Twenty seventh day of November A.D. 1866.

US Rev St 50 cts
 J J M Nov 27/66

J. J. Montgomery Administrator
 of the Estate of James Spencer decd

State of Missouri }
 County of St. Louis } ss Be it remembered, That on this 27th day of November
 A.D. 1866, before the undersigned a Clerk of the Probate
 Court within and for said County, personally appeared Jordan J. Mont-
 gomery Admr of Jas Spencer to me personally known to be the identical person
 whose name is affixed to the foregoing deed as grantor and acknowledged
 the Instrument to be his voluntary act and deed, and given for the pur-
 poses therein mentioned, Witness my hand and Official Seal the day and
 year last above written.

"SS"

A. S. Lindsey Clerk

The State of Iowa }
 County of Madison } ss In the County Court of said County; Witness
 the foregoing deed executed by J. J. Montgomery
 Administrator &c., as stated therein to S. G. Ruby has been, by the said
 Administrator this day returned into Court for Approval, and it appearing
 to the Court that the said Administrator has complied with all the require-
 ments of the law and of this Court, ~~and~~ in making such sale and con-
 veyance it is now therefore ordered that the said Sale and the foregoing
 deed of conveyance, be and the same are hereby approved.

Witness N. W. Garretson

County Judge of Madison County and the Seal thereof hereto affixed
 this third day of December A.D. 1866

"SS"

N. W. Garretson Co. Judge

Filed for Record Feb 7th 1867 at 2 O'clock P.M.

O. A. Moser Recorder